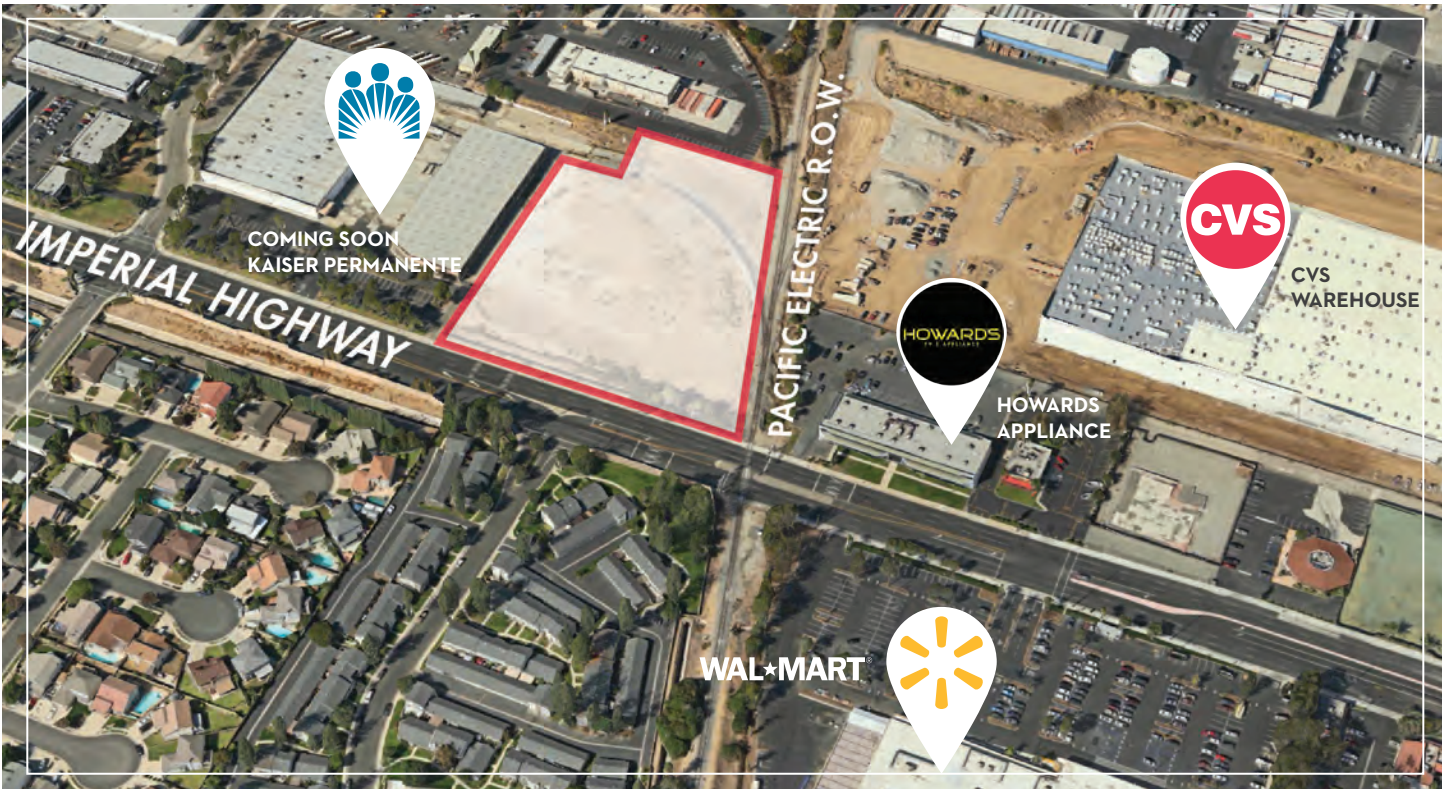




CITY OF LA HABRA

DEVELOPMENT
OPPORTUNITY SITES

701 EAST IMPERIAL HIGHWAY, LA HABRA, CA 90631



KEY FEATURES

- Adjacent to an upcoming Kaiser Permanente medical facility with Urgent Care.
- New Wal-Mart across the street.
- Howard's appliances is adjacent to the east.
- New 200,000 square foot storage warehouse for CVS to the north.
- The property is rail served with a spur which can be removed. Current zoning is commercial. The City is amending its General Plan to allow for commercial, office, medical and light industrial uses.
- Owner will consider selling Parcel 4 for Ground Lease.

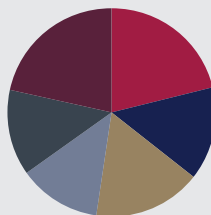
61.7K

MEDIAN
HOUSEHOLD
INCOME

64.5K

POPULATION
(and growing)

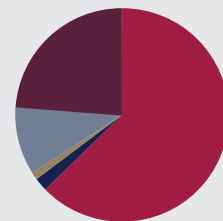
DEMOGRAPHICS



AGE

| | |
|--------------------|-----|
| 14 Years and Under | 21% |
| 15-24 Years | 14% |
| 25-34 Years | 17% |
| 35-44 Years | 13% |
| 45-54 Years | 13% |
| 55 + over Years | 22% |

* Based on 2015 Census Data



RACE/
ETHNICITY

| | |
|------------------------------------|-------|
| White | 63% |
| Black or African American | 2.0% |
| American Indian or Alaska Native | 1.1% |
| Asian | 10.1% |
| Native Hawaiian & Pacific Islander | 0.2% |
| Some Other Race | 23.8% |

*Hispanic or Latino (of any race) 60.9%

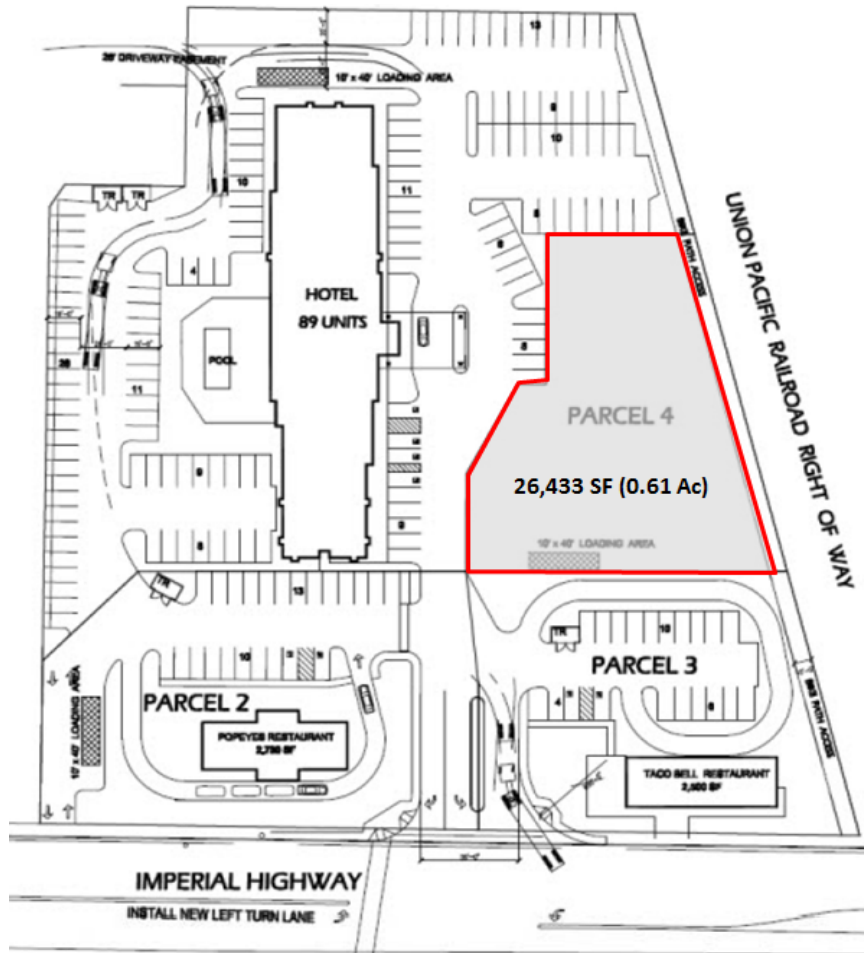


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90631-0337 tel: (562) 383-4100 • www.lahabracal.gov



EST. 19

701 EAST IMPERIAL HIGHWAY, LA HABRA, CA 90631



SITE PLAN

ADDITIONAL NOTES

For more information, please contact:

Jones RE - Commercial Real Estate
Greg Jones BRE# 00661121
(562) 697-3333 ext 21 • (562) 697-9999
greg@jonesRE.net • www.JonesRE.net



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